

Offering Memorandum



Design-Build-Finance? You can BANK on us!®

VAIDEN RENTAL HOUSING
411 COURT ST.
VAIDEN, MS 39176
662-464-5678
FINANCED BY RURAL DEVELOPMENT

Managed by
**UNITED MANAGEMENT
& DEVELOPMENT**
662-624-5200

Vaiden Rental Housing

4% or 9% LIHTC Opportunity

Sales Price
\$1,500,000

Property Overview:

- Property Type: Project-Based Section 8 Multifamily
- Address: 411 Court Street Vaiden, Mississippi 39176
- Units: 28 Units
- Building Size: ±21,926 SF
- Lot Size: ±3.44 Acres
- Occupancy: 95%
- Built: 1981
- Zoning: R-4 Multifamily
- Taxes (2022): \$16,818



Location Overview:

- Situated in Vaiden, county seat of Carroll County
- ±79 miles northeast of Jackson, MS
- Regional access via Highway 51 & Highway 35
- Area supported by retail, medical, and educational amenities

Investment Highlights:

- Long-term HUD HAP Contract through 2036
- Stable occupancy with government-backed income
- Proven affordability market in central Mississippi
- Turnkey asset with solid physical condition
- 6-12 month estimated marketing exposure period